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LAKE FORT PHANTOM HILL NEIGHBORHOOD PLAN

Table of Contents

| | | |
|-------------|---|---------|
| I | The Vision of the Fort Phantom Lake Association | Page 1 |
| II | The History of Lake Fort Phantom Hill | Page 1 |
| III | Neighborhood Development & Ownership: | Page 4 |
| | Existing Conditions | Page 4 |
| | Goals & Objectives | Page 6 |
| IV | Utilities & Services: | Page 11 |
| | Existing Conditions | Page 11 |
| | Goals & Objectives | Page 14 |
| V | Clean Up & Safety: | Page 16 |
| | Existing Conditions | Page 16 |
| | Litter | Page 16 |
| | Illegal Dumping | Page 17 |
| | Washed-In Debris | Page 19 |
| | Non-Compliant City Lots | Page 19 |
| | Police and Fire Protection | Page 21 |
| | Goals & Objectives | Page 22 |
| | List of Possible Solutions | Page 22 |
| VI | Recreation: | Page 25 |
| | Existing Conditions | Page 25 |
| | Goals & Objectives | Page 27 |
| VII | Public Relations: | Page 33 |
| VIII | Maps: Current Conditions & Proposed Utilities (maps 1 & 2), Current Dump Sites/Dumpsters (maps 3 & 4) , Proposed Dumpster Placement & Signage (maps 5 & 6), Current Recreation (maps 7 & 8), Proposed Recreation and Other Development (maps 9 & 10) | |
| IX | Appendix: #1(Tax Revenue Projections), #2 (Neighborhood Survey) #3(Old Ft. Phantom Lake Brochure) | |

Lake Fort Phantom Hill

THE VISION of the Fort Phantom Lake Association is to develop the neighborhood into a safe, clean, wholesome, model community with recreational and economic enhancements that preserves and promotes the lake's natural resources, encourages growth, tourism, recreation, and a quality of life commensurate with the outdoor spirit and pride of West Texans.

A planned community of neighborhood homes, weekend cabins and commercial businesses that are picturesque, inviting, and vibrant. A neighborhood that is alive with wholesome family recreational activities that are not limited to water activities such as boat ramps, piers, fishhouses and marinas, but other activities such as Parks including camping and cookout areas with restroom and shower facilities and R.V. hookup areas. Hiking and biking trails, bird and wildlife trails, ball parks, off road areas for 2 and 4 wheelers along with restaurants accessible by land and water.

THE HISTORY of the lake area dates back over 150 years. The actual fort, Ft. Phantom Hill, was built about 1851 near Deadman's Creek and was once the home of a young soft spoken officer, from Virginia, who went on to become a general....General Robert E. Lee.

Eighty-eight years later, in 1939, Lake Fort Phantom Hill was built. The lake is located to the south of Ft. Phantom Hill. The original specs consisted of a 6,600 foot dam, holding a capacity of 24 billion gallons of water, covering 4,200 acres, with 29 miles of shoreline to a maximum depth of 65 feet. With 395 miles of water shed, the main tributaries are Big Elm, Elm and Cedar Creek.

The land surrounding the proposed lake was privately owned but the City of Abilene purchased it, built the dam and currently retains ownership of a large portion of the land in the area. Some of the city owned property was made available for 99-year cabin leases, of which a number are still in existence today. Current available leases are now set for 30-year terms with a 30-day notice of termination provision, exercisable only by the City, included therein (referred to as Paragraph 13- see the Neighborhood Development and Ownership section of this report).

In 1956 the City of Abilene annexed the land surrounding Lake Fort Phantom Hill, expanding the city limits and AISD boundaries. In the early years, the houses and cabins built on lots around the lake were mostly

HISTORY Continued.....

occupied during the weekends and the summer months. In the last 25 years, more and more people have become full-time residents in order to enjoy the amenities of living by the water along with the beautiful sunrises and sunsets.

Over the years the lake has had numerous recreational options. At one time there were multiple privately owned public boat docks. From one end of the lake to the other they provided a location for boaters to purchase drinks, food and fishing equipment, or have their boat repaired or stored. Long ago the City required removal of the gasoline tanks from around the lake and withdrew support of the public boat docks and parks causing such recreational activities to diminish.

The two named park areas (Johnson and Seabee Parks) were once considered excellent camping and picnic locations. At JOHNSON PARK, located just to the west of the dam, there was a place to purchase hamburgers and hotdogs, a boat loading ramp, boat docks, 2 commercial fishing barges, cabin rentals with nearby softball fields and a sandy beach for swimming, sunning and volleyball. SEABEE PARK, located at the southwest end of the lake, was used for camping, RV's, picnics and fishing. It currently holds the only radio controlled model airplane facility in the region. Three other areas have been designated as public parks, but have never been developed. For several years, Dyess Air Force Base had their own designated beach and recreation park area furnished by the city but it was closed down by the base commander due to the lack of maintenance and support from city services. (*see map .#7 for location*)

On the other side of the lake from the Dyess recreation area, a business named Fisharama operated year round with a covered pier where you could go fishing all year long. It burned down, washed away, and was never rebuilt although the steps and cable tie-downs still exist. Fun-Town, once located on the southeast side of the lake, had an area for picnicking, fishing and paddle-boating. This business closed, mostly due to inconsistent lake levels and lack of support. There was once a softball complex, on the north end of the lake, close to where Charlotte's Cove Restaurant, covered fishing dock, and RV Park is currently located.

Many who have lived or recreated on the lake since the 50's and 60's have memories of professional ski shows, high-speed boat races, sailing regattas, fun sails, and July 4th fireworks celebrations which were carried on during the weekends and summer time when the lake water level was high enough to do so safely.

HISTORY Continued.....

Over the years, the City has conducted numerous studies concerning the lake, including environmental impact and lake level. The environmental studies have concluded that the present septic tank systems have little negative affect on the quality of the lake water; however, a sewer system or regional collection system would allow growth and development to occur more rapidly. Lake level studies have looked at options to increase lake capacity such as dredging, construction of an additional dam further downstream from the current spillway and raising the level of the dam and spillway. Dredging the shallow south end of the lake or moving the dam farther down stream might be the better choices.

Recent experience with dredging Lytle Lake may now make that option a more reasonable choice for increasing capacity of Lake Fort Phantom Hill since technological changes have reduced the cost of shallow water dredging.

In 1976 the Lake Fort Phantom Association was formed, primarily to be a voice for anyone with an interest in living or recreating at the lake. Over the years the members of the association have continued to hold the dream that development of the lake and sensitivity to its water level and usage would not only be good for its residents but would be great for the City of Abilene and the surrounding communities.

THE ROAD TO THE FUTURE...

With thoughtful planning and appropriate input from long time Lake residents, community leaders, potential developers and experienced community planners, the vision of Fort Phantom Lake as a recreational and economic asset to the quality of life in Abilene, AISD, and the region can soon become a reality and turn this opportunity into a benefit for generations.

The following pages will break down into different areas of neighborhood plan concern. These areas are Neighborhood Development & Ownership, Utilities and Services, Clean Up and Safety, Recreation, and Public Relations. You will find a statement of existing conditions for each of these categories and their goals and objectives.

The city has recently completed and accepted a comprehensive study by Carter and Burgess, Engineers, indicating that high density development around Ft. Phantom Hill Lake will not negatively impact its quality of water, reference to which is here by made for all purposes.

NEIGHBORHOOD DEVELOPMENT & OWNERSHIP

Existing Conditions:

The Fort Phantom Hill Neighborhood is Abilene's largest neighborhood. It is located 10 miles north-northeast of the downtown district. The neighborhood is generally bounded by FM 1082 on the North, Neas Rd on the South, FM 2833 (East Lake Rd) on the East, and FM 600 (West Lake Rd) on the West.

The neighborhood has 9618 acres. It is also one of Abilene's most unique neighborhoods. Forty-two percent (42%) of the neighborhood is the lake itself. Fifty percent (50%) of the neighborhood is open space or agriculture. Three percent (3%) of the neighborhood is set aside for parks. Two percent (2%) of the land is used for commercial or industrial uses. And only three percent (3%) is used for Residential uses.

Statistics

| | |
|---------------------------------|------------|
| Lake Surface Area (at spillway) | 4037 Acres |
| Open Space/Agricultural | 4769 Acres |
| Residential Use | 280 Acres |
| Commercial and Industrial Use | 174 Acres |
| Public/Semi-Public (Parks) | 358 Acres |

According to the 2000 Census, there are 1617 individuals that live in 652 households. There are 771 homes in or adjacent to the neighborhood as described above. Of the 771 homes, 432 are located at the lake. The other homes are on acreage or in mobile home parks located just outside the neighborhood to the south. Of the 432 homes, 90 are on privately owned and on deeded property on the east side of the lake and 342 are on property owned by the City of Abilene and leased to the residents.

Neighborhood Development & Ownership ***Statement of Existing Conditions***

While the Fort Phantom Hill Neighborhood has some incredible assets and is a unique neighborhood, it has awesome potential that is not and has not been used for most of its 66 year history.

The Fort Phantom Hill Neighborhood has the potential to be a special activity center like none other. The Neighborhood has a unique feature, unlike most other neighborhoods, because it is less than ten percent developed. Most other 60 year old neighborhoods do not have open space, so new development and/or revitalization cannot happen without spending large amounts of money to demolish and clear existing property. Most other 60 year old neighborhoods have grossly outdated or insufficient infrastructure.

Neighborhood Development & Ownership Existing Continued.....

In the Lake Fort Phantom Hill Neighborhood there is a need for revitalization, but revitalization only applies to less than ten percent of the overall neighborhood. There are more than 4700 acres of open space that can be used for all types of development from plant and wildlife sanctuaries to recreational uses to residential and retail development to industrial parks. The Fort Phantom Hill Neighborhood also needs infrastructure to attract and sustain development. The good news is there is very little infrastructure to have to modify, abandon or work around.

The biggest single obstacle to revitalization and development of the Lake Fort Phantom Neighborhood is City ownership of the majority of the land and restrictions in the leases. Revitalization is virtually impossible for most homeowners and business owners. Most financial institutions view the leases by the City as 30 day leases because of Paragraph 13 which is in most of the leases.

13. **LESSOR RESERVATION:** It is specially agreed by LESSEE that in the event LESSOR decides to increase the height of the dam at Lake Fort Phantom Hill, or to flood a portion of the LEASED premises, or determines to utilize the LEASED premises for public or governmental purpose, LESSEE, upon thirty (30) day's written notice of termination, shall quit and release the LEASED premises, or the necessary part thereof, to LESSOR and that LESSOR shall return the unearned pro rata portion of the LEASE payment to LESSEE in full and final payment and discharge of any and all damages and losses to LESSEE and shall not be liable to lessee or an lienholder of LESSEE for any further, additional or other losses or damages (including damage to or loss of improvements) in connection with the termination of this LEASE and the reacquisition of the property by LESSOR. LESSEE or its lienholder shall have the right to remove any improvements constructed by LESSEE in connection with the above contingency provided the conditions of paragraph 4 have been fully satisfied.

Because of Paragraph 13 the majority of repairs, improvements, and new construction must be paid by leaseholders in cash because financial institutions will not approve a loan on a thirty day lease. New development is also limited on City owned land because of the many rules under which public entities must operate. Revitalization and development cannot happen without the City as a vital partner.

In 2003, Robert Hailey, long-time Abilene accountant and former General Manager (retired) of DB & Texland Drilling Companies, obtained appropriate information from Richard Petre at the Central Appraisal District and prepared a conservative estimate of the sales and ad valorem tax revenue projections that could be realized by the City from the sale of existing Lake lots to the Leaseholders. If this were done, thereafter, additional improvements to those properties and further development in

Neighborhood Development & Ownership Existing Continued.....

the area, if encouraged, could dramatically increase these tax revenue projections. (See Appendix #1 attached)

The 2nd biggest obstacle to revitalization and development of the Lake Fort Phantom Neighborhood is City policy. For the 1st half of Lake Fort Phantom's life it was not only a source of water for the City of Abilene but a vibrant recreational facility for its citizens. Somewhere along the way that changed and the city moved away from the quality of life a lake can bring to its citizens and looked only at the asset of water as the lake's value. The city put in place policies that limited the development around the lake using a misguided fear of polluting the reservoir as an excuse.

Lake levels, parks and recreational maintenance and use policies have not encouraged public usage and have not been re-evaluated or updated in years. Forty years ago Lake Fort Phantom was Abilene's only supply of drinking water. Today Abilene is supplied by three other sources, yet Fort Phantom's water level is drained to 10ft below spillway making Fort Phantom Lake unattractive and practically unusable for recreation and tourism before other water sources are tapped.

The 3rd biggest obstacle to lake development, from a utility and service community stand point is sewer service. Without a city sewer system developing the Fort Phantom Lake Neighborhood into the greatest super neighborhood in the city will be extremely difficult. Sewer lines must be extended on all sides of the lake in order to provide for quality growth and development. We believe if you build it they will come.

The 4th biggest obstacle is public opinion. Due to physical conditions, fluctuating water levels, unfortunate events that are unfairly publicized, and other factors, the Lake Fort Phantom Hill Neighborhood is often viewed negatively by the public as a place to live and/or spend time in recreational pursuits.

Neighborhood Development & Ownership **Goals and Objectives:**

The goal of the Neighborhood Ownership Committee is to make the Lake Fort Phantom Hill Neighborhood a multi-use Special Activity Center. The committee would like to see a unique residential area that serves as a hub of recreational activity for the rest of the city and regional residents.

Neighborhood Development & Ownership Continued...

The objectives are:

- a. Change governmental policy.
 - Remove Paragraph 13 from all City held leases.
 - Allow the sale of City property to private individuals and developers.
 - Change water use policy to stabilize the lake water level.
 - Dramatically improve the public parks and recreation facilities and infra structure, including regular maintenance, up keep, and code enforcement around the lake.
- b. Change public opinion.
 - Promote the Lake Fort Phantom Neighborhood as a safe, clean neighborhood in which to live, work, or play.
- c. Encourage development of the Lake Fort Phantom Neighborhood as a multi-use Special Activity Center. Potential uses may include:

Things To Do At The Lake

- Baseball/softball
- Bird watching area
- Bicycle trails
- Camping
- Competitive shooting
- Four wheeling – mudding
- Fort Phantom Rendezvous
- Forts Trail
- Golf course/Driving range
- Gun Club
- Hiking trails
- Jogging trails
- Lawn mower races
- Lodging
- Motor bike trails
- Painting
- Parks
- Picnic areas
- Photography
- Radio Controlled airplanes
- Restaurant
- RV Park
- Star gazing
- Triathlon
- Visitor's Center
- Wildlife trail

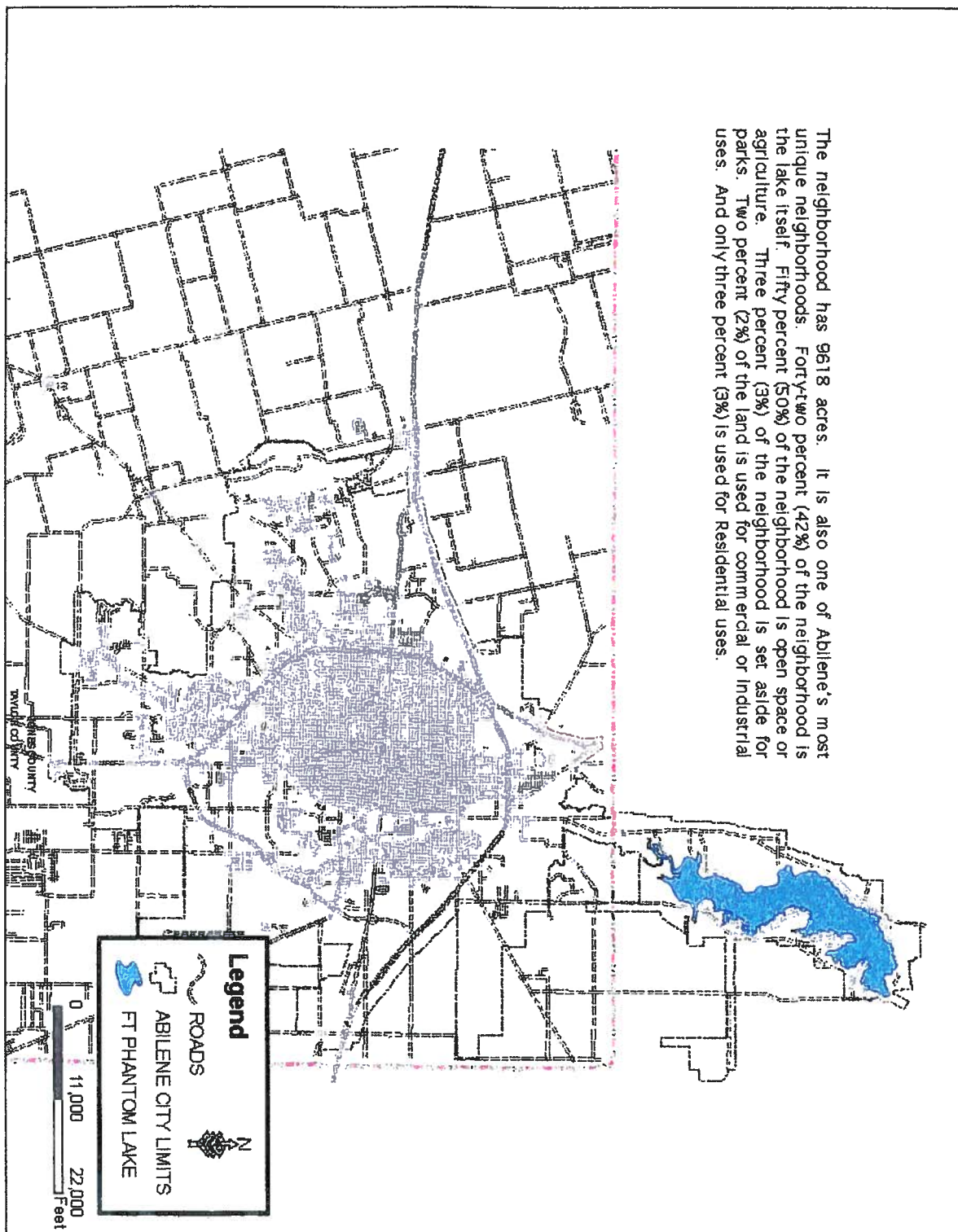
Neighborhood Development & Ownership Continued...

Things To Do In The Lake

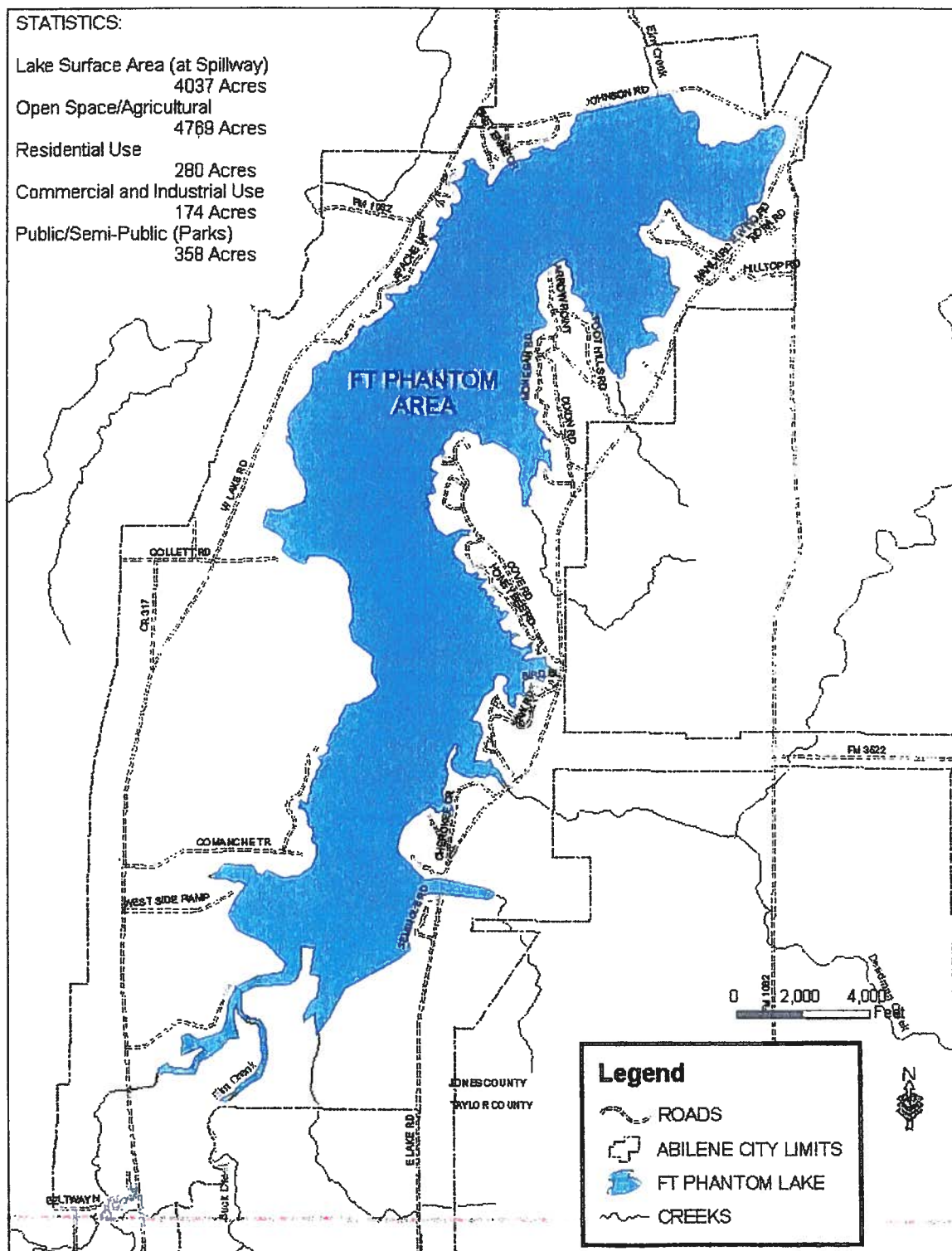
- Boating
- Cruises
- Drag boat racing
- Festivals
- Fishing
- Fishing guides
- Fishing tournaments
- Paddle boats
- Parades
- Parasailing
- Personal water craft
- Personal water craft rentals
- Sailing
- Sailing Regatta
- Swimming
- Water Taxi
- Water skiing
- Water skiing exhibition
- Water slide
- Wind surfing

April of 2005 the City of Abilene, in conjunction with the Fort Phantom Lake Association, sent out a Neighborhood survey to 540 lake area resident's. 170 survey's were returned, representing a 20% return. Larry Abrigg, Director of Neighborhood Services, totaled the results and presented them to the Lake Association July 21, 2005. A copy of the survey results has been included. (See Appendix #2 attached)

Neighborhood Development & Ownership Continued...



Neighborhood Development & Ownership Continued...



UTILITIES and SERVICES

Existing Conditions..

There is a wide range of existing utilities and streets that range from nonexistent to admirable. Discussion topics include: sewer line system, paved streets and street repair, street lighting, utility poles, underground utility lines, underground cable that includes all telecommunication resources (TV, telephone and internet), wireless internet connectivity, fiber optic lines, natural gas lines, consistent signage.

SEWER SERVICE

A City maintained sewer line system is not currently available. Septic systems are used exclusively and successfully, with minor exceptions.

PAVED ROADS

Paved roads are available in limited numbers. The repairs and maintenance of these roads is the subject of some controversy. In some cases gravel roads seemed to have been created in the past by residents using a path and philosophy of "the shortest distance between two points is a straight line." This system of connecting currently paved roads to the gravel road, that passes in front of residence houses and follows the contour of the lake, could become the foundation for a street block format as the lake has further development

Streets that are fully or partially paved are as follows:

West Lake Road, East Lake Road, Apache Lane, Yaw, Cove, Poverty Point, Comanche Trail, Choctaw Point, Wichita Camp, Dixon, and Cheyenne Circle.

Unpaved streets that are named, that have street signs, provide access to shoreline homes, and should be paved are as follows:

Honeybee, Cherokee Circle, Mohawk, Seminole, Blackfoot, Bird, Chickasaw, Foothills Road, Northwind, Mohegan, Silo View, Angel Breath, Nora, Manly, Westside Ramp, and Johnson Park Road..

The following picture is an example of a named paved street intersecting with a named unpaved street. The unpaved street is an access road to shoreline housing.

Utilities & Services Existing Conditions Continued.....



The intersection of Dixon Rd and Mohegan. Example of No street light too.

Paving should be added for all streets that are named, and consideration should be given for additional streets to be paved. All streets should be maintained on a regular schedule.

STREET LIGHTING

We are continuing to work toward installation of additional lights at dangerous intersections and other areas, including parks and boat ramps, to reduce crime, make intersections safer and to allow more expedient, emergency services when trying to pinpoint specific locations. To date we have 16 street lights and have identified a need for a minimum of 30 more. (see maps # 1 & 2)

Street lighting is an area in which the City should be commended for its efforts in making improvements at the request of the utility committee. However, there are still intersections that are dangerous because of the absence of streetlights. An example of that is pictured on the next page.

Utilities & Services Existing Conditions Continued.....



There is no street lighting at this intersection which is located at the north end of East Lake Road. Notice the tire skid marks.

There are currently no streetlights in parks or at many street signs, as illustrated in the picture below at Johnson Park.



Johnson Park

Utilities & Services Existing Conditions Continued.....

UTILITY POLES

Utility poles are sometimes unsightly and located in the wrong place. Underground utility lines to private residences are mostly nonexistent. Neighborhoods should be made more aesthetically pleasing by running them underground.

UNDERGROUND CABLE

Underground cable should be available to all parts of the lake area. The cable should not be limited to TV only, but all areas of telecommunication (TV, internet, telephone and wireless phones).

WIRELESS INTERNET

Wireless internet connectivity is nonexistent around the lake.

FIBER OPTIC

We have not been able to verify if fiber optic lines are buried along FM 600 as has been rumored. There is fiber optic nearby on Interstate 20.

NATURAL GAS

Natural gas lines are not available at the lake except at the power plant. However, there are a number of propane companies that supply the lake area with this service based on individual lake resident's needs.

CONSTISTENT SIGNAGE

Signage for all activities needs to be developed. A "Friendly Frontier" theme should be designed and used throughout the neighborhood to promote a common look at the lake. Markers or signs for parks, wildlife areas, gun ranges, 4-wheel areas, boat ramps, sailing clubs, etc....will make these activities easily identifiable destinations.

UTILITIES and SERVICES

Goals and Objectives:

The goal of the utility and road committee is to make Lake Fort Phantom Hill a super neighborhood offering a clean, well-organized and well-planned residential area that includes landscaped private residences, business structures with parks and recreational facilities, adequate street lighting, paved roads, and all planned utilities available for its residents consistent with other neighborhoods within the city limits of Abilene.

Utilities & Services Goals and Objectives Continued.....

The objectives are:

1. Sewer trunk lines and lift stations on all sides of the lake to provide for quality growth and development.
2. Paved streets (no curbs) on existing numbered streets with appropriate lighting at intersections and street signs.
3. Parks and boat ramps with proper restroom lighting, trash cans, and signage.
4. Underground utilities for new development that occurs with a retro fit program for existing homes.
5. Appropriate septic tank system for existing homes.
6. Consistent signage in entire regional area around Lake Fort Phantom Hill to encourage and direct the public to points of interest.
7. Natural gas lines developed as needed.
8. Businesses encouraged, such as banks, cleaners, convenience stores and restaurants;

CLEAN UP and SAFETY

Existing Conditions:

The lake is currently cleaner than it has been in several years. This is mainly attributed to the combined efforts of the City of Abilene, Abilene Clean & Proud and the Lake Association. Five main areas of concerns have been identified at the lake.

- a. Litter, mainly discarded by the general population, not lake residents, while recreating at the lake.
- b. Illegal dumping of construction debris by individuals and contractors not wanting to take the time to go to the landfill or possibly not wanting to pay the landfill fees.
- c. Litter and debris washed into the lake from up stream via Elm and Cedar Creeks
- d. Non-compliant and poorly maintained lease and non-leased city-owned lots with accumulated junk, high weeds, fallen trees and construction relics from the past.
- e. Police and Fire protection is a serious concern due to response time, lack of patrol and jurisdiction.

Due to lack of monitoring, enforcement and pride, it had become common practice for lake residents to improperly dispose of their various wastes onto nearby city property as was being done by non-residents. This practice is being reversed and discontinued as a result of better public education and numerous recent opportunities to dispose of non-household waste through city-sponsored programs.

The new city-provided trashcans, with fixed lids, have helped reduce the amount of resident-generated trash. Public education regarding the necessity of bagging all trash to prevent loose trash from exiting the vortex of the garbage truck will also help as most of this trash ends up on the West Lake Road right-of-way on its journey to the landfill site.

Fisherman, boaters and other's using the lake, although generally respectful of the lake, are also sources of litter, particularly those who fish from undesignated, unlighted, and unsupervised shore line areas. Appropriate placement of signs and public trash receptacles would greatly reduce this unsightly problem and enhance the attractiveness of Fort Phantom Hill Lake.

LITTER:

Solid waste disposal opportunities are limited for the lake. Solid waste in the form of litter, although a problem year round, is mostly seasonal. The volume of litter increases in the summer months when

CLEAN UP and SAFETY Existing Conditions Continued..

lake users' (mostly the general public') usage increases. Dumpsters are needed in these areas proportionately to their use. Litter is also common along city streets at the lake. This litter originates from the general public and from residents' trash cans. The general public discards their trash because there are few readily accessible dumpsters available. The discarded waste finds its way into the lake.

*High-use areas recommended for dumpsters are illustrated on map attachment labeled : "**Proposed Areas for Dumpster Placement and Informational Signage**". (see maps # 4 & 5)*



Example of discarded trash.

The paramount issue with improper disposal of wastes is the health and safety of the public. Accumulated junk, piles of dead limbs, dilapidated structures, and high weeds are all breeding grounds for rats, mice, snakes, skunks and other rodents that are known to carry diseases or are potentially harmful to people.

ILLEGAL DUMPING:

Illegal dumping is a constant problem for the lake area. The reasons for this are several, including the lake's rural location, the expense of proper disposal (i.e., landfill fees), inadequate police patrols, uninformed public, and insufficient disposal opportunities.

CLEAN UP and SAFETY Existing Conditions Continued..

Because the lake is outside the loop and in a rural location with numerous dirt roads, it receives excessive amounts of illegal dumping. The majority of items that are illegally dumped are things that generally are household items not routinely picked up by the city during normal trash pick-up days such as appliances, furniture, mattresses, etc. (*see maps # 3 & 4*)

The next most abundant illegally dumped items around the lake area are construction and demolition debris. This construction debris is generated from both lake and non-lake residents who are remodeling their properties. (*see maps # 3 & 4*)



Example of an illegal dumpsite

It should be noted that a considerable volume of large debris, not illegally dumped by people but dumped by previous tornadoes, is also present on the east side of the lake. The debris was never removed during cleanup of lake properties following the tornadoes. These wastes are on city-owned properties, not residents' lots. An example of debris left over from past tornadoes and thunder storms are pictured on the following page.

CLEAN UP and SAFETY Existing Conditions Continued..



An example of debris left over from tornadoes and thunder storms

WASHED IN DEBRIS:

Fort Phantom Hill Lake receives all the debris washed into the lake via Elm and Cedar creeks. The debris concentrates along the shore line (example: 835 Comanche Trail). Considering that the water shed now contains approximately 470 square miles, tons of debris ends up in the lake. The largest source of washed-in wastes is the City of Abilene Proper. These wastes consist of paper, scrap wood, plastic containers of all types and about anything else that will float. These wastes eventually wash up along the shoreline. *High-density waste-deposit areas are illustrated on map labeled "Existing Dump-Sites or Dumpsters" (see maps # 3 & 4)*

NON-COMPLIANT CITY LOTS:

Numerous lots that currently have leases in effect and lots that have been repossessed by the city are not in compliance with city codes and ordinances and are eyesores and health hazards.

LEASED LOTS: There are numerous leased lots that are not properly maintained. These lots are not up to city code and are in violation of the lease agreement. These lots have unacceptable amounts of accumulated junk, high weeds, dilapidated structures and construction relics of all types. *An example of a noncompliant lease lot is pictured on the following page.*

CLEAN UP and SAFETY Existing Conditions Continued..



Non-compliant Lease Lot – Comanche Trail

Non-leased Lots: The City has a number of non-leased lots. Some of these lots have dilapidated structures on them and some are undeveloped. Most of the undeveloped lots are also not in compliance with the city's high weed ordinance. *An example of a noncompliant non-leased city lot is pictured below..*



Non-compliant Non-Leased City Lot – on Poverty Point

CLEAN UP and SAFETY Existing Conditions Continued..

A number of the lake area's leased and non-leased city lots and undeveloped city property are neglected and in general run down condition. Noncompliant lots are eyesores and approaching slum status in some areas. City ordinances need to be enforced on leased and non-leased lots. Dilapidated structures need to be brought into compliance or torn down. Numerous lots are out of compliance with the high weeds and accumulated junk ordinance. The lake residents pay the same taxes as the rest of the citizens of the city but are not afforded the same services. The city should maintain its own properties, require lessees to maintain their leased properties, enforce all codes and ordinances, and generally take pride in this natural resource.

POLICE and FIRE PROTECTION:

It appears that the Lake area does not receive equal police and fire protection services as provided to the residents of the city within the I-20 loop corridor. Police patrols are limited or non-existent. The city radio patrol communication system does not cover the entire lake area. Two (2) lake patrol officers (not Abilene Police Department) are currently the only law enforcement visible at the lake. These patrols are mostly limited to daylight hours. In general the crime rate is low at the lake, however, other illegal activities such as drug manufacturing, illegal dumping, public intoxication, trespassing on leased properties, illegal intrusion of people and vehicles into the lake bed, open fires in non-designated camping and fishing areas, excessive speeding are all enforcement issues that could be addressed if the resources were allocated. There are occasions when the City of Abilene and Jones County are not sure of their jurisdictions at the lake.

Fire protection services are an issue. The nearest fire station, for the east side of the lake, is Station No. 5, on East North 16th, located near Abilene Christian University. The nearest fire station, for the west side of the lake, is Station No. 4 located on the W. Stamford access road of I-20. Both of these stations are approximately 10-15 miles from the lake, depending on where you live. Response times would most likely be too long to prevent loss of life or complete destruction of property in an emergency situation.

In addition, poorly lit intersections and streets make it difficult for police and fireman to find specific addresses in time of need.

CLEAN UP and SAFETY

Goals and Objectives:

We propose to improve the current conditions of the lake by making the lake area a cleaner, safer, and more aesthetically pleasing place. We propose to maintain the rural feel of the lake, protect its natural resources and at the same time promote recreational, commercial, and residential development for the responsible use and enjoyment of the neighborhood residents and the general public, which will in turn attract more usage, growth, and development for the benefit of everyone in the region, citizens and visitors alike.

The following are potential solutions to the aforementioned issues.

Possible solutions to Reduce the Amount of Discarded Trash:

1. More publicly accessible dumpsters and/or covered trash cans are needed in both high-use, easily accessible, designated and undesignated recreational areas e.g:

A) Fishing Areas:

1. Both the east and west banks of the outlet and inlet of the power plant.
2. The point at the end of Blackfoot and Yaw
3. East side of the dam.
4. West shoreline fishing areas north of the silos.
5. The point at the old pump station off of Cherokee Circle.

B) All current boat ramps and designated public parks and recreational areas:

2. More regularly scheduled city maintenance of parks and city property such as restrooms, docks, boat ramps, camping and fishing areas.

3. Lake Water:

- a. Maintain a cleaner shoreline, perhaps seeking prison inmate/university students and Lake Association and other volunteer assistance.
- b. Maintain a cleaner water shed upstream.
- c. Identify areas where washed in trash debris accumulates and provide city staff to clean up those areas on a regularly scheduled basis.
- d. Establish and enforce minimum standards for fishing and camping paraphernalia allowed at the lake such as trotline markers, areas allowed for camp fires, etc.

CLEAN UP and SAFETY Goals and Objectives Continued

- e. Stricter enforcement of the lake bed access ordinance, e.g. limit access to only areas with sufficient facilities.
4. Strict enforcement of applicable laws, codes and ordinances governing littering, illegal dumping, etc.
5. Signs threatening fines (more and better signage - ILLEGAL DUMPING PROHIBITED, etc.) and directing users to appropriate locations.
6. Physical barriers such as bollards and chain rope instead of mounds of dirt and rocks.
7. More public education regarding managing personal solid wastes, e.g., local, state and federal public service information programs.
8. More city cleanup programs and recycling bins for lake and lake area residents.
9. Trash cans with affixed lids for residents (currently provided by the city) and public access areas.

Possible solutions for Non-compliant City Owned Leased and Non-leased Lots:

The main concern is lots that are not up to code. Lots with accumulated junk and overgrown lots are numerous. Possible solutions are listed below:

1. Enforcement of city codes and ordinances.
2. Community assistance for those who want to comply but cannot due to age, ability or finances. Associations and service organizations could be utilized to help out.
3. Continued opportunities to dispose of trash through city and state sponsored initiatives.
4. Fines for those who do not come into compliance.

Possible solutions for Illegal Dumping:

Illegal dumping of construction wastes is a big problem in certain areas. Possible solutions include:

1. Identification and cleanup of existing dumping areas. Coordination of city departments to secure the resources needed to address these areas, i.e., equipment and personnel. (*see maps # 5 & 6*)
2. Restricting access to areas with a high frequency of dumping with physical barriers including bollards and barriers.
3. More signs prohibiting dumping.
4. Continue city sponsored disposal programs
5. Possible periodic reduced landfill fees.

CLEAN UP and SAFETY Goals and Objectives Continued

6. Public education programs; public awareness and notification of disposal opportunities.
7. More City and county patrols of high frequency dumping areas.
8. Hefty fines for violators
9. Utilizing prison inmates to act as labor pools.

Possible solutions for Police and Fire Protection:

It appears that the lake area does not receive equal police and fire protection services as is provided to residents inside the loop area of the city. Possible solutions for these issues are:

1. Increase communication between the City of Abilene, Taylor and Jones County, to better define city and county jurisdictions.
2. More accurate maps. Response times could be reduced if better maps were available.
3. More street lights. Poorly lit intersections make it difficult for police and fire to respond in a timely manor.
4. More frequent patrols by authorities.
5. Defining patrol.
6. Posting individual home addresses.
7. Neighborhood watch groups.

For those areas that the general public is currently accessing at will, either develop them to be monitored for city compliance, patrolled for illegal activity, placed on regular trash pick up or put in place effective barriers and signage and enforce policies to prohibit unauthorized access.

RECREATION:
Existing Conditions:

Lake Fort Phantom Hill recreational area has been in a steady decline for many years. The drought in conjunction with city policy has taken its toll.

There are two Texas Parks and Wildlife boat ramps. One is on the southeast side of the lake and the other is on the northwest side. There are a couple of other ramps that are only useable at certain low lake levels. There is one low-water level boat ramp just north of the old Fishing Village Marina and another on the south end of Johnson Park.

According to city maps there are 5 designated public park areas, but only two are actually named. On the southwest side is SEABEE Park with a model airplane landing strip, 4 picnic sites, primitive camping, flush toilets, and no drinking water.



The Radio Controlled model airplane land strip at Seabee Park

On the northeast side is JOHNSON Park with 5 picnic sites, primitive camping, flush toilets, and no drinking water. Neither of these parks has had any further development since original construction and have lost a considerable amount of amenities over the years. Although the other park areas are shown on city maps, there has never been any development. There are no roads, signs, picnic/camping areas, restroom facilities, nothing to give you the impression that it is meant for public use. (see maps # 7 & 8)

The various recreational areas, that currently exist, are in need of upkeep and improvements, even expansion. There are numerous areas of the

Recreation Existing Conditions Continued..

lake that are not developed. These locations of open, unmonitored and unattended areas still draw visitors to the lake who will pitch a tent or fish anywhere they can get their car or camping/fishing equipment. They do not have paved roads, lighting, trash disposal or restroom facilities. Unfortunately these become eyesore areas and give the lake the look of being unkempt and dirty. None of these areas are consistently monitored or policed.

In addition to the city park areas there are some private non-profit organizations with recreational facilities near the lake. On the east side of the lake is the Abilene Gun Club rifle and pistol range; the Sailing Association launching ramp, boat storage and covered eating pavilion; and separate ATV 4-Wheeler and 2-Wheeler Club off-road dirt bike trails.

Formerly, one of the Bass Clubs built and maintained a Texas Parks and Wildlife Department sanctioned bass hatchery near the Poverty Point area, but the city policy allowing excessive pumping and low water levels rendered this hatchery useless. This hatchery provided fingerlings to help populate the Ivy reservoir after it was completed.

The boat ramps are in need of renovation and repair. The picnic areas are crumbling and over grown with weeds in some locations. The various paved roads, parking, and camping areas are in need of repair. There are few park signs and no informational/directional signs for visitors to the lake.

In October of 2003 Lake Fort Phantom Hill was designated a location on the Panhandle Plains Wildlife Trail by the Texas Parks and Wildlife. It is depicted as a scenic trail that's patterned after the nation's first wildlife viewing driving trail. The Panhandle Plains Wildlife Trail winds through 60 Texas counties stretching from near Abilene up through Rolling Plains and the Panhandle to the Oklahoma border. Because of this designation the state will erect a sign. All we need to do is let them know where.

Lake Fort Phantom Hill is also the United States location for training the nations National Junior Windsurfing competitors. Their organization has voted Lake Fort Phantom Hill the best location in the world for windsurfing. They would have held an international competition at the lake but the lake didn't have sufficient required facilities.

There are no city or state signs along Interstate 20 directing tourist traffic towards Lake Fort Phantom Hill or any of its public facilities.

RECREATION

Goals and Objectives:

We want to make Lake Fort Phantom Hill a wonderful and safe experience for everyone, from the lake lot homeowner to the visiting public, by providing a variety of recreational activities.

There is a large local and regional population that could benefit from development of recreational areas for get-togethers, outings, sporting events or competitions, nature and wildlife education and preservation.

It is only a 10-minute drive from I-20 to Lake Fort Phantom Hill. This could provide another entertainment opportunity for many of the local citizens, especially those that don't have the time or the funds to travel to other Central or West Texas lakes if Lake Fort Phantom Hill was more inviting to the public.

There is also an opportunity of financial benefit to the city of Abilene by offering activities that might cost a nominal fee, such as overnight camping facilities or RV hook ups, or the organization of boating, fishing, sailing or cycling events.

There are Grant opportunities through the Texas Parks & Wildlife Department. Some of the specific areas are Outdoor Recreation, Regional Park, Community Outdoor Outreach, Recreational Trail, Shooting Range, and Boat Ramp Construction grants and also the protection of wildlife. There is also the possibility of private or individual investment. Quality of life recreational opportunities bring people which bring development which brings tax revenue, jobs, and growth.

As discussed earlier, Lake Fort Phantom Hill is a blank canvas with boundless opportunities. The list of goals and objectives could fill volumes. Following are some priority goals and objectives. This list will change as the lake begins to become a destination for the citizens of Abilene, the Big Country and Texas.

- Clean up and revitalize Johnson and SeaBee Parks. (*see page 32*)
- Renovate and repair boat ramp areas and add additional parks and park services as appropriate.
- Re-establish and promote the Dyess recreational area. (*see map 7*)
- Establish city policy that encourages marinas to provide on the lake drive up access to food, tackle, ice, sunscreen, and gas. (*see map 9*)

RECREATION Goals and Objectives Continued

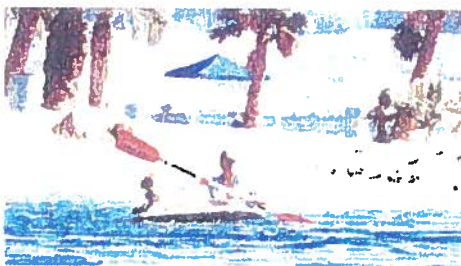
- Establish a birding area as part of the Panhandle Plains Wildlife Trail. (*see page 31 and map #8 Pelican Nesting area*)
- Establish a windsurfing launching area in recognition of the National Junior Windsurfing competitors.
- Support existing non-profit organizations as destinations at the lake, i.e. Abilene Sailing Association, Abilene Bass Clubs, Abilene Gun Club and Abilene Radio Controlled Air Park with signage. (*see maps 7 & 8*)
- Develop a kids fort playground, visible from the intersection of FM6000 and FM1092, in conjunction with the Texas Fort Trails (tie in the lake to the Texas Fort Trails & Fort Phantom Hill). (*see page 31 and map #9*)
- Develop or provide hookup for RV's and establish Lake Fort Phantom Hill as a destination for Texas Fort Trail tourist.
- Develop public fishing piers.
- Establish city policy to encourage commercial activity at the lake.
- Establish and or set aside wetland areas to promote wildlife in the area, perhaps in connection with effluent water flow into Lake Fort Phantom. (*see map #8*)
- Establish hiking and nature trails.
- Establish mountain bike trails for all level of expertise. (*see map #9*)
- Designate ATV 4 wheeler area. (*see map #8*)
- Designate land policy to support hotel or cabin and boat rental. (*see page 30*)
- Work thru the Fort Phantom Lake association to apply for grants from Texas Parks & Wildlife department and other environmental and wildlife organizations to help fund improvements at the lake.
- Support Bass clubs by helping promote fishing structure in the lake and a Texas Parks & Wildlife fish hatchery. (*see map #9*)



With more than 45 miles of scenic lake to explore, whatever your age and whatever your idea of fun, you will find it year-round at Lake Havasu. Anglers and pleasure boaters, kayakers, canoers, skiers and houseboaters all find fun and adventure on our crystal clear waters.



With wide-open expanses of smooth water, it is no wonder that Lake Havasu reigns as the Personal Watercraft Capital of the World. For more than 20 years, 750 of the world's foremost personal watercraft racers have converged at Lake Havasu during the International Jet Sports Boating Association's annual World Racing Finals.



Several regional and national fishing tournaments are also held here, including the Western Outdoor News Bass Tournament and the Paralyzed Veterans of America National Tournament. Our \$28 million warm water fisheries project, unprecedented in the U.S., continues to improve opportunities for anglers.

If you prefer to enjoy the lake from dry land, city and state parks offer public beaches, camping and swimming areas. Our indoor Aquatic Center features an Olympic-size wave pool and an exciting waterslide with fun for all ages.

Perhaps a bird's-eye view of the lake is more what you had in mind. Spectacular parasailing and hang-gliding trips are also available.

Don't have a boat in-tow? Personal watercraft, fishing, skiing and houseboat rentals are all available.

This is an example of some of the activities at Lake Havasu.



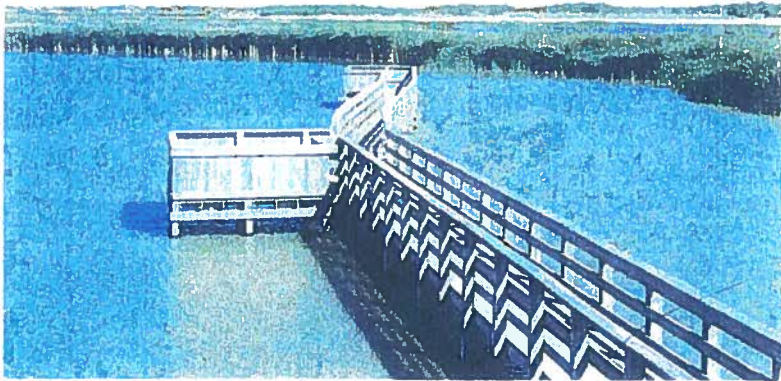
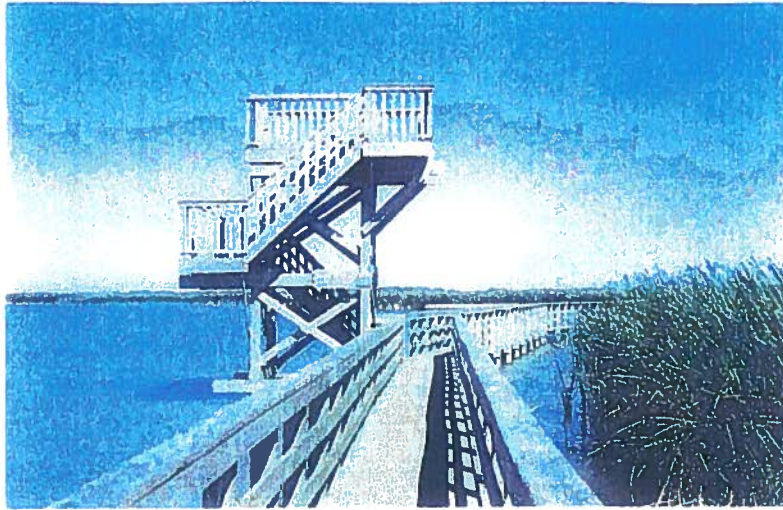
Lake Havasu has repeatedly hosted a number of events throughout the years, ranging from regattas to off-road racing. Thousands of people visit Lake Havasu every year for events such as the annual London Bridge Days, Festival of Lights, Boat Parade of Lights, Winterfest and the Relics and Rods Classic Car Show. With all this and more, Lake Havasu has something for everyone — tour groups, meeting attendees, families and fun-seekers of all ages. Whatever your desires, Lake Havasu has the power to relax, excite and rejuvenate you all in the same day.



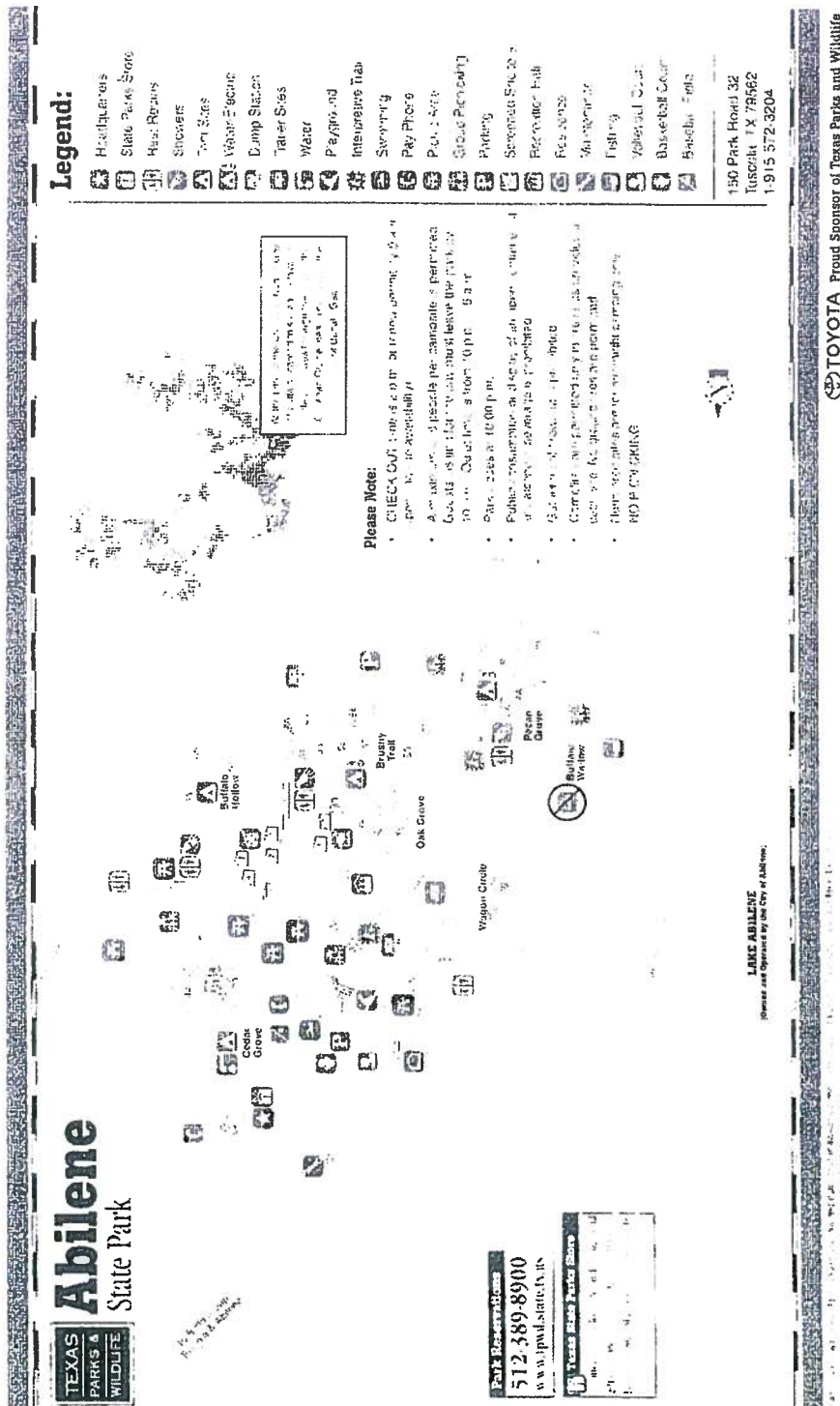
An ideal setting for corporate retreats, reunions and conferences, Lake Havasu City offers a variety of facilities and outdoor venues that provide meeting and event space for up to 1,000 people. Visitors can enjoy a multitude of activities such as houseboating, water skiing, kayaking, camping, mountain biking, hiking, tennis, golf and desert jeep tours. Several boutiques and restaurants are nearby in the English Village, as well as the Island Fashion Mall.

A full range of hotel and resort accommodations, with more than 2,000 rooms, offer everything from economy to full-service amenities. Ideal for motorcoach tours, many boast lakefront beaches, golf, stunning lake views and various group activities.

This is an example of possible commercial type development. Hotel or cabin rentals and boat rentals.



This is an example of public bird watching structures, public piers and an excellent play ground area for children with picnic tables.



This is a copy of the Abilene State Park showing camping, restrooms, showers, tent sites, water/electric hookups, trailer sites, dump station, water, playground, hiking trails, picnic areas, baseball and volleyball areas.

PUBLIC RELATIONS

The Fort Phantom Lake Association also has a Public Relations committee that is tasked with supporting the Lake Association's projects and the effective marking of Lake Fort Phantom Hill as a residential, commercial and recreational site while promoting a positive role for the lake to the surrounding regional community.

Lake Fort Phantom Hill needs a look and an image that will mirror the city and it's "Friendly Frontier" attitude. This will go a long way in establishing "The Lake" as a destination.

Signs on Interstate 20, Hwy 351 and Hwy 180 would direct travelers to the lake. Entry signs at Neas Rd and FM 600, Neas Rd and FM 2383, and FM 600 and 1082 would look much like those that appear at the entrance to the city, letting the traveler know they had reached an exciting and well thought out destination. Signs inside the Lake Fort Phantom Hill Neighborhood would designate attractions and points of interest, i.e. bird watching areas, boat ramps, sailing association, gun clubs, parks and other areas.

Signage is an important part of the overall success of the neighborhood and the lake as a community recreational destination.

Abilene Convention and Visitors Bureau:

A brochure and map needs to be developed to be distributed by the Chamber to prospective companies and citizens about lake activities. The brochure would also be distributed at other attractions like the City Zoo, Grace Museum, Center for Contemporary Arts and Frontier Texas. Just as the Abilene Convention and Visitors Bureau displays brochures from other surrounding area lakes, a brochure about Lake Fort Phantom Hill would be distributed around the state.

Years ago there was a brochure available to the public providing all sorts of information about Lake Fort Phantom Hill. On the outside was numerous local business advertisement. Inside was a large map showing the location of boat ramps, camp sites, marinas, businesses, and other activity sites. The brochure listed information about the lake size and history. There was even a listing for the Moose Lodge located at Lake Fort Phantom Hill. (See Appendix #3 attached)

Lake Fort Phantom Hill

With thoughtful planning and appropriate input from long time Lake residents, community leaders, potential developers and experienced community planners, the vision of Fort Phantom Lake as a recreational and economic asset to the quality of life in Abilene, AISD, and the region can soon become a reality and turn this opportunity into a benefit for generations. Fort Phantom Hill Lake is a wonderful natural resource with the most beautiful unmatched sunsets in all of the Friendly Frontier.



Sunset viewed at Lake Fort Phantom – courtesy of F. Gage

Table of Contents

| | |
|-----------|---|
| 1 | Map #1 Current and Proposed Utilities – North View |
| 2 | Map #2 Current and Proposed Utilities – South View |
| 3 | Map #3 Current Dump-Sites or Dumpsters – North View |
| 4 | Map #4 Current Dump-Sites or Dumpsters – South View |
| 5 | Map #5 Proposed Areas for Dumpster Placement and Informational Signage – North View |
| 6 | Map #6 Proposed Areas for Dumpster Placement and Informational Signage – South View |
| 7 | Map #7 Current Recreation - North View |
| 8 | Map #8 Current Recreation - South View |
| 9 | Map #9 Proposed Recreation and Other Development - North View |
| 10 | Map #10 Proposed Recreation and Other Development - South View |

CURRENT & PROPOSED UTILITIES—NORTH VIEW

Map #1

Legend

ROADS

ABILENE CITY LIMITS

FT PHANTOM LAKE

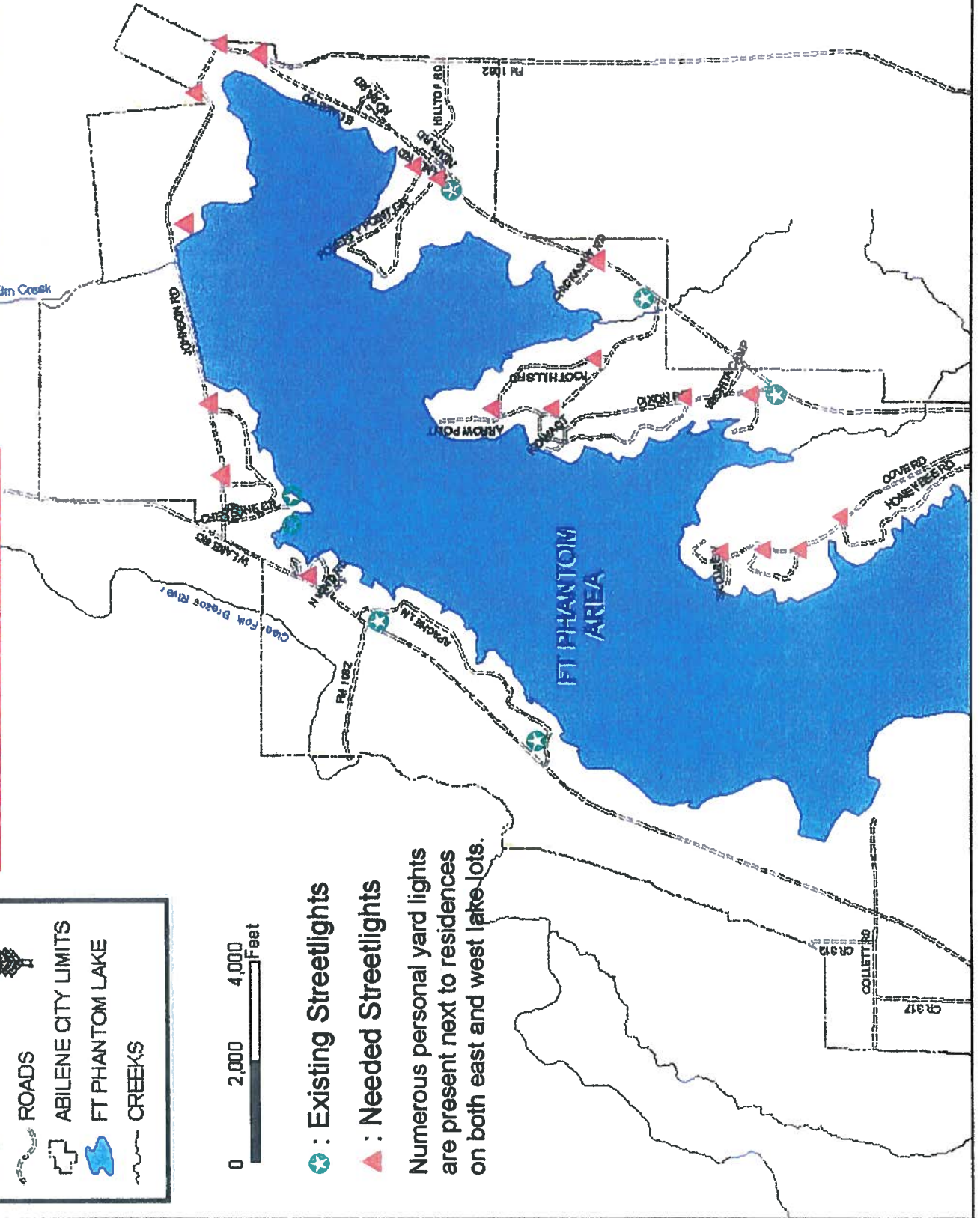
CREEKS



★ : Existing Streetlights

▲ : Needed Streetlights

Numerous personal yard lights are present next to residences on both east and west lake lots.



Map #2

Legend

- ROADS
- ABILENE CITY LIMITS
- FT PHANTOM LAKE
- CREEKS

Scale: 0 2,000 4,000 Feet

Current & Proposed Utilities - South View

FT PHANTOM AREA

Location of south public boat ramp

Street lights are needed at the intersection of Neas Rd. and FM600 (on the west side of the lake) and at East Lake Rd. (on the east side of the lake).

Existing Streetlights

Needed Streetlights

Numerous personal yard lights are present next to residences on both east and west lake lots.

Needed Streetlights

**Location of south
public boat ramp**

Street lights are needed at the intersection of Neas Rd. and FM600 (on the west side of the lake) and at East Lake Rd. (on the east side of the lake).

Legend

 N

 ROADS

 ABILENE CITY LIMITS

 FT PHANTOM LAKE

 CREEKS

Map #2



Legend

- ROADS
- ABILENE CITY LIMITS
- FT PHANTOM LAKE
- CREEKS

0 2,000 4,000 Feet

X : Existing or Known Dumpsites

■ : Existing Dumpsters

O : Existing No Dumping/Littering Signs

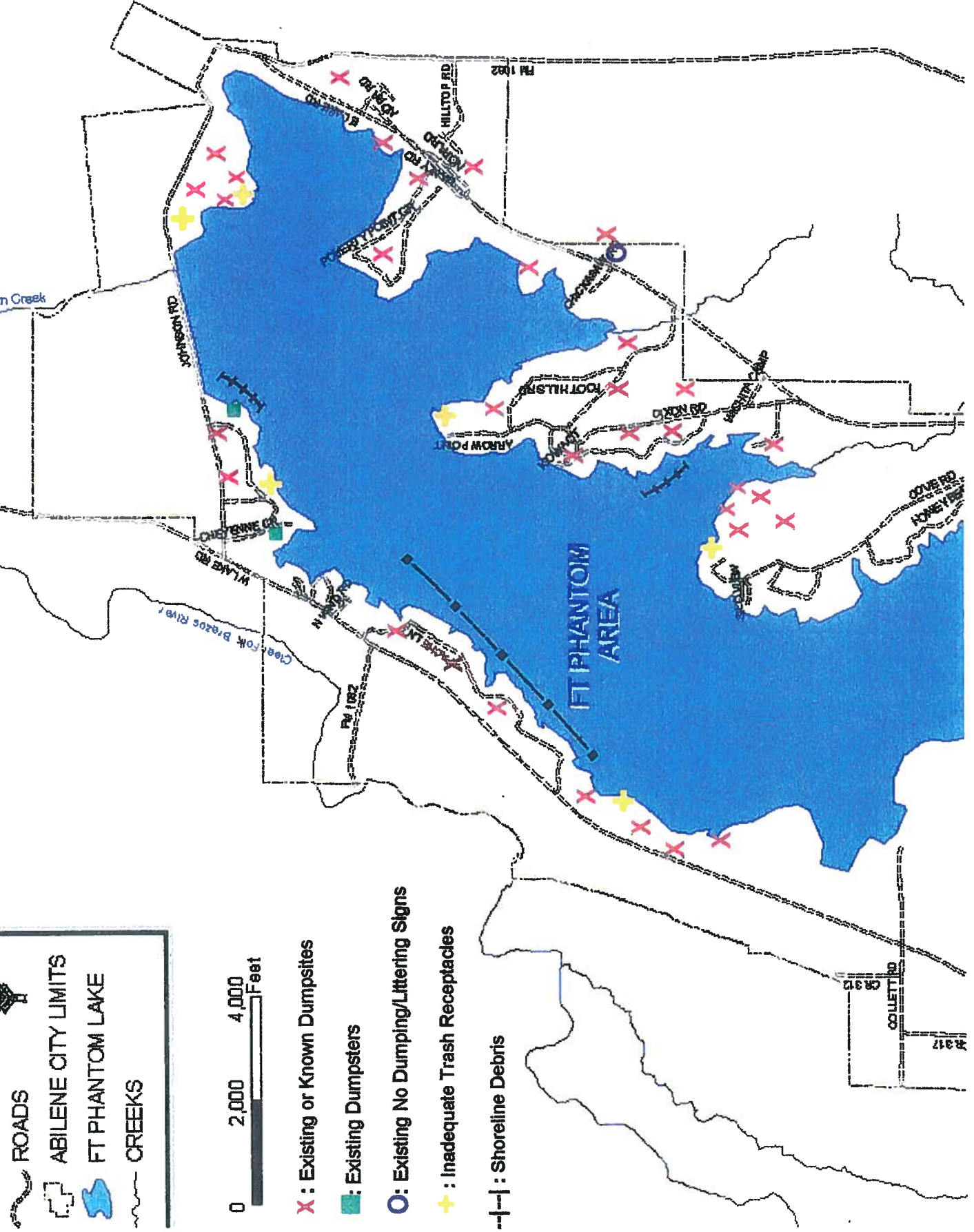
✦ : Inadequate Trash Receptacles

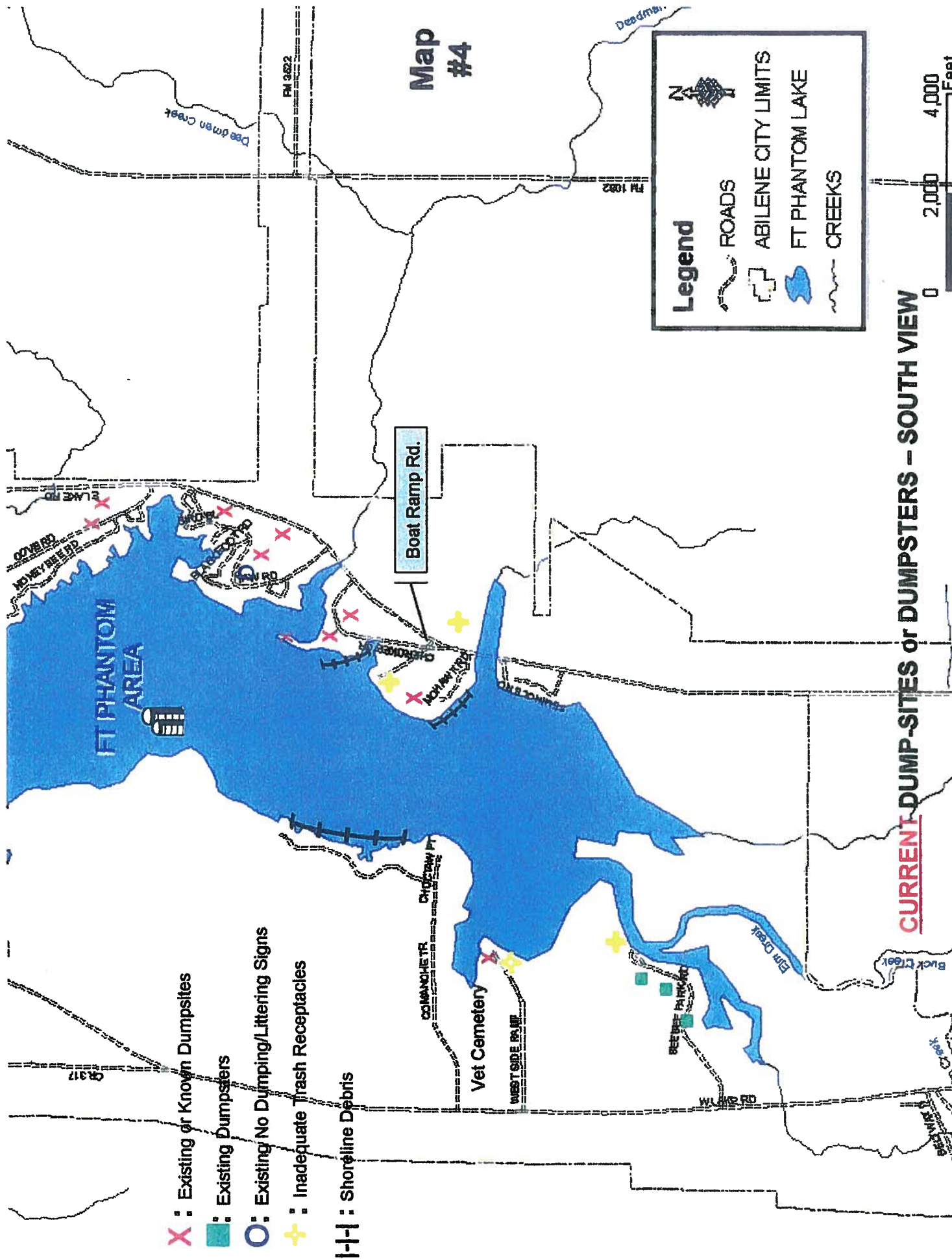
--| : Shoreline Debris

CURRENT DUMP-SITES or DUMPSTERS - NORTH VIEW

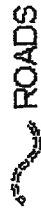
Map #3

Madison Creek

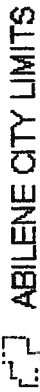




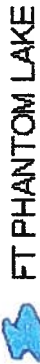
Legend



ROADS



ABILENE CITY LIMITS



FT PHANTOM LAKE



CREEKS



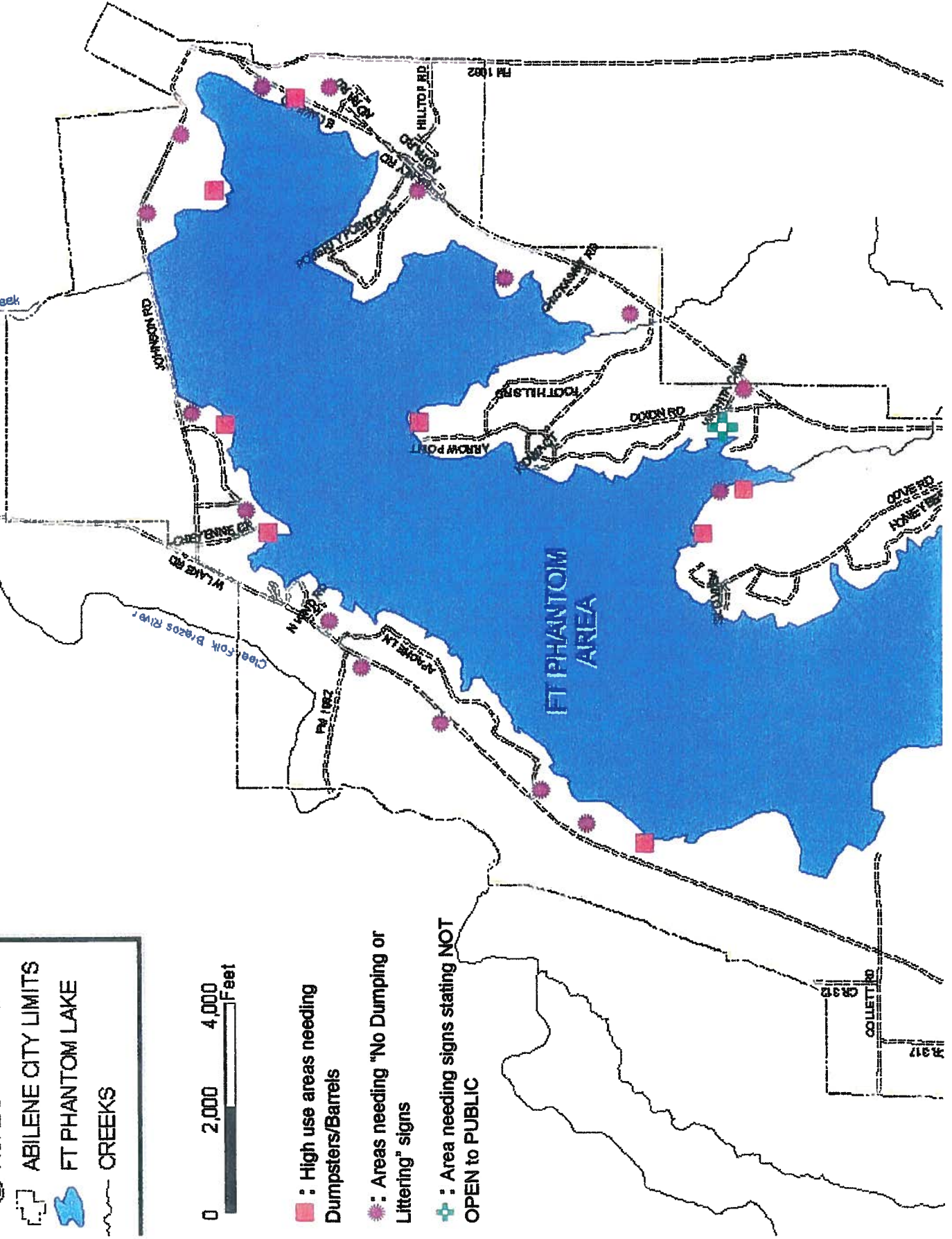
■ : High use areas needing Dumpsters/Barrels

● : Areas needing "No Dumping or Littering" signs

⊕ : Area needing signs stating NOT OPEN to PUBLIC

Proposed Areas for Dumpster Placement and Informational Signage – North View

Map #5



Phantom Creek

Proposed Areas for Dumpster Placement and Informational Signage – South View

Map #6

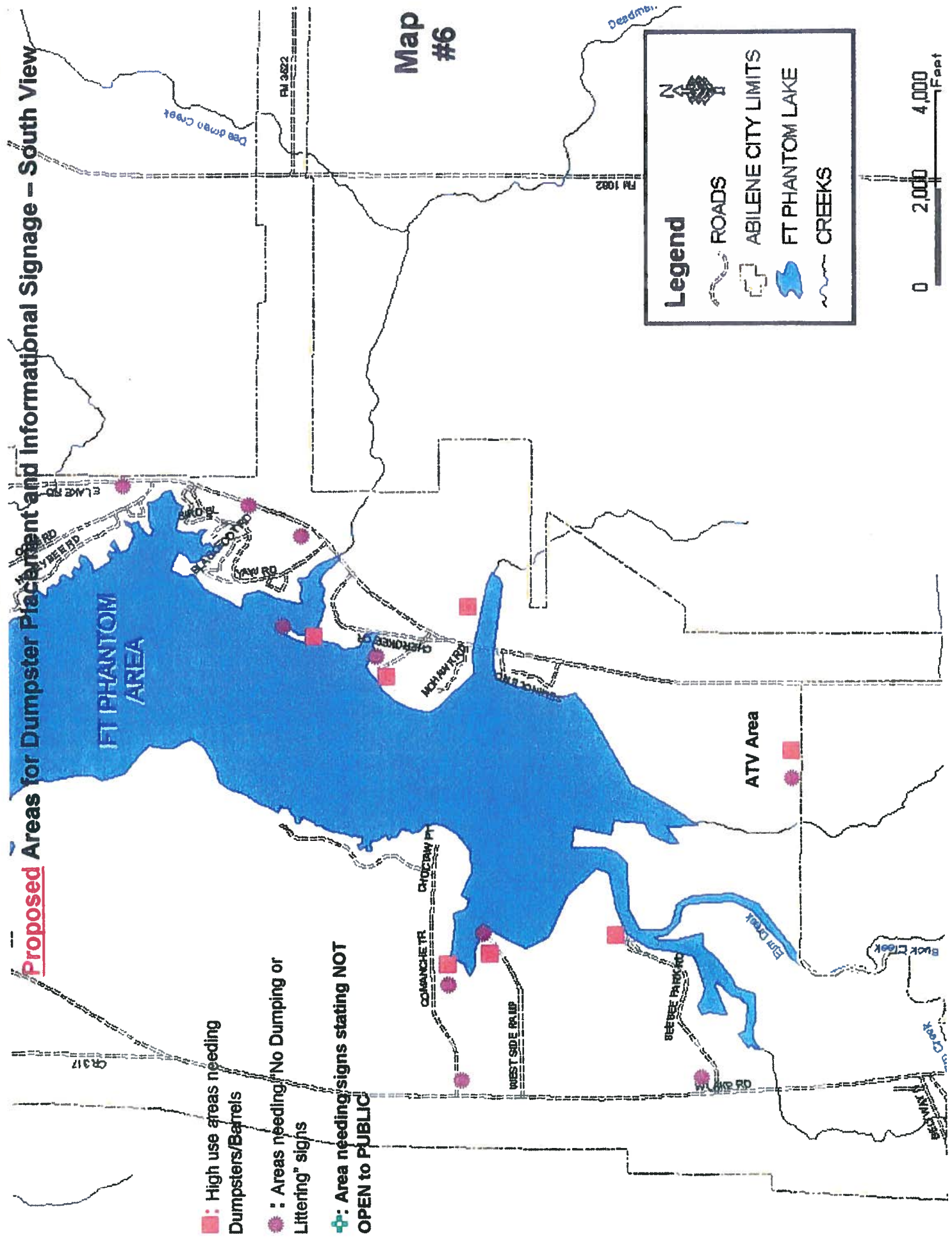
Legend

ROADS

ABILENE CITY LIMITS

FT PHANTOM LAKE

CREEKS



- : High use areas needing Dumpsters/Barrels
- : Areas needing "No Dumping or Littering" signs
- : Area needing signs stating NOT OPEN to PUBLIC

ATV Area

Map #7

Legend

 N
 ROADS
 ABILENE CITY LIMITS
 FT PHANTOM LAKE
 CREEKS



Current location of Johnson Park. Undeveloped picnic areas and no camping sites although people will pitch tents where ever they can find a spot. One public restroom. No shower facilities.

Currently people are seen camping and fishing in this area. There are no recognized roads. Only impromptu trails that are heavily rutted out. No restroom facilities or trash pick up.

This area is already used by dirt-bike enthusiasts. There could be development here, such as paved parking, restroom facilities and trash pick up.

Current location of the Abilene Sailing Association and the United States National Jr. Windsurfing Team.

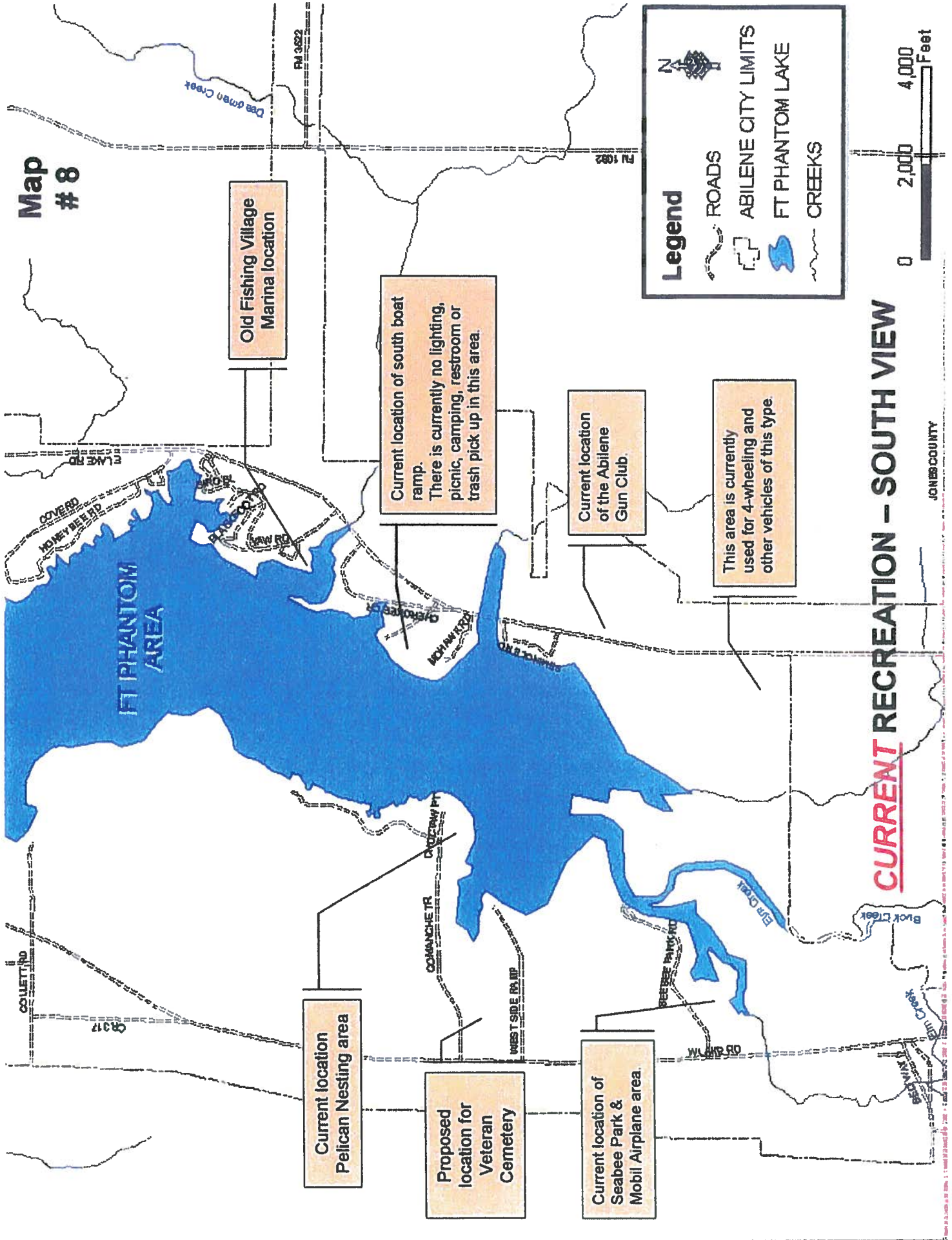
Undeveloped area where people are currently seen camping and fishing. No restroom facilities or trash pick up. Impromptu trails that are heavily rutted out.

According to current City maps, this area is designated as a park and fishing area. There is no development at all. Only impromptu trails that are heavily rutted out. Some trails snake through property that has established housing on it and is occupied. No signage to direct the public to the area that is designated for the public use and no signage indicating what is private property.

Former Dyess AFB Recreation area.

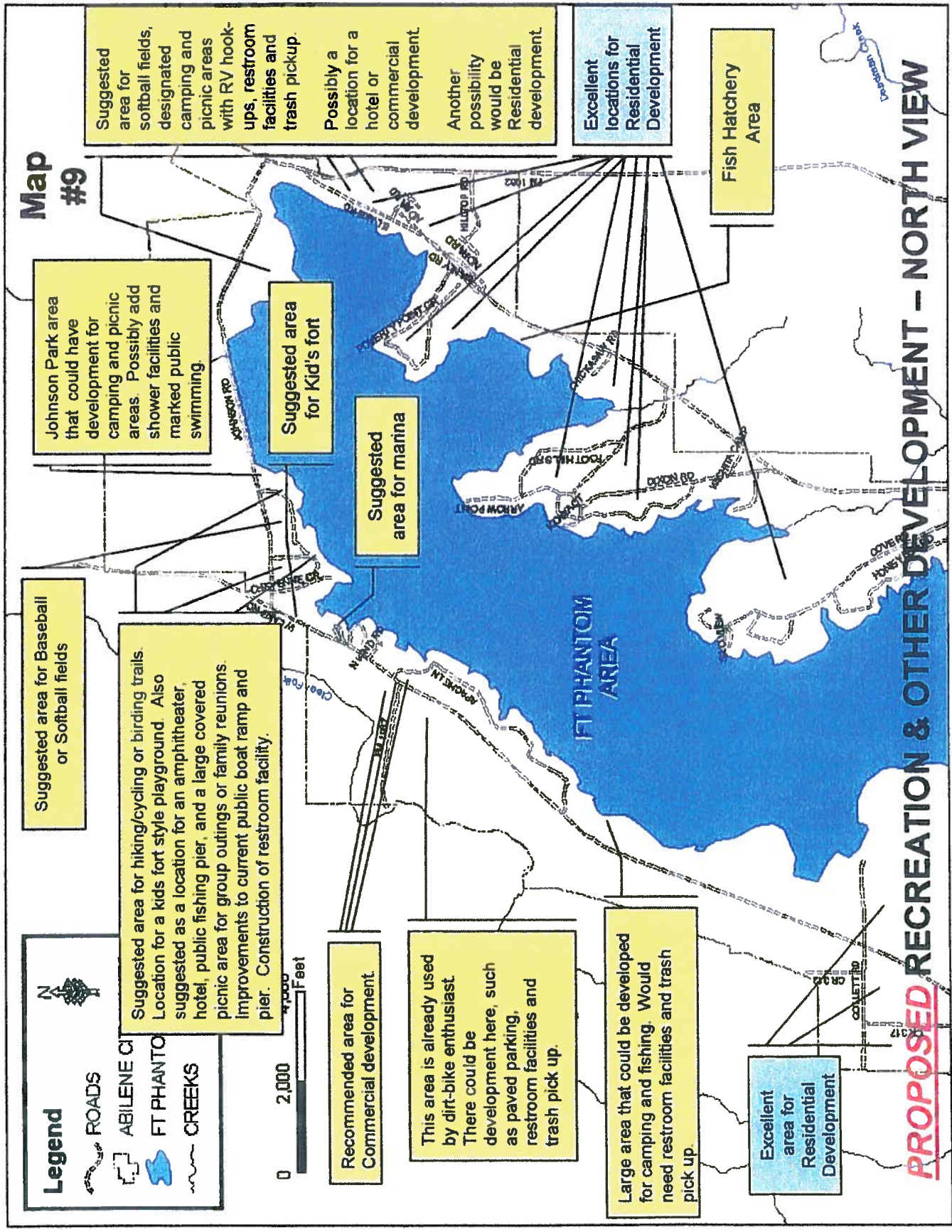
CURRENT RECREATION - NORTH VIEW

Map # 8



CURRENT RECREATION - SOUTH VIEW

JONES COUNTY



PROPOSED RECREATION & OTHER DEVELOPMENT - NORTH VIEW

Map #10

